

PROPERTY LOCATION

No	Alt No	Direction/Street/City
246		BROADWAY, ARLINGTON

OWNERSHIP

Owner 1:	REZANIA ALIREZA &			
Owner 2:	VATAN KATAYOUN			
Owner 3:				
Street 1:	246 BROADWAY			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	VATAN KATAYOUN -		
Owner 2:	-		
Street 1:	246 BROADWAY		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .224 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1901, having primarily Vinyl Exterior and 5070 Square Feet, with 2 Units, 2 Baths, 4 3/4 Baths, 0 HalfBath, 17 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.22376	Total SF/SM:	9747	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	512,934	SpL Credit	Total:	512,900
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

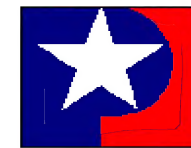
Total Card /

Total Parcel

1,427,900

1,427,900

1,427,900



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	21318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	Measured	DGM	D Mann
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	294	PATRIOT
4/13/2000	Inspected	263	PATRIOT
2/24/2000	Measured	264	PATRIOT
11/1/1990		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	9747.000	915,000		512,900	1,427,900		21318
							GIS Ref
							GIS Ref
Total Card	0.224	915,000		512,900	1,427,900	Entered Lot Size	
Total Parcel	0.224	915,000		512,900	1,427,900	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		281.62	/Parcel:	281.62	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	104	FV	915,000	0	9,747.	512,900	1,427,900		Year end	12/23/2021	PRINT		
2021	104	FV	871,300	0	9,747.	512,900	1,384,200		Year End Roll	12/10/2020		Date	Time
2020	104	FV	753,000	0	9,747.	512,900	1,265,900	1,265,900	Year End Roll	12/18/2019		12/29/21	21:41:1
2019	104	FV	554,200	0	9,747.	545,000	1,099,200	1,099,200	Year End Roll	1/3/2019	LAST REV		
2018	104	FV	554,200	0	9,747.	397,500	951,700	951,700	Year End Roll	12/20/2017		Date	Time
2017	104	FV	518,600	0	9,747.	346,200	864,800	864,800	Year End Roll	1/3/2017			
2016	104	FV	518,600	0	9,747.	294,900	813,500	813,500	Year End	1/4/2016		02/04/21	09:51:1
2015	104	FV	429,700	0	9,747.	288,500	718,200	718,200	Year End Roll	12/11/2014			

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------